

NOTICE AND AGENDA
Apple Valley Utah
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Planning Commission Meeting on Wednesday, June 12, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Hearing on the Following:

- A. Public Hearing for General Plan Map Amendments; Consideration of general map changes to parcels, AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; these parcels are currently identified as Residential Half Acre and Commercial.

Discussion and Action Items:

- B. Planning Commission Recommendation for General Plan Map Amendments. Consideration of general map changes to parcels, AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; these parcels are currently identified as Residential Half Acre and Commercial.
- C. Recommendation of Planning Commission on the Town Codification Amendments

Approval of Minutes:

- D. Meeting Minutes for April 10, 2019

Adjournment

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

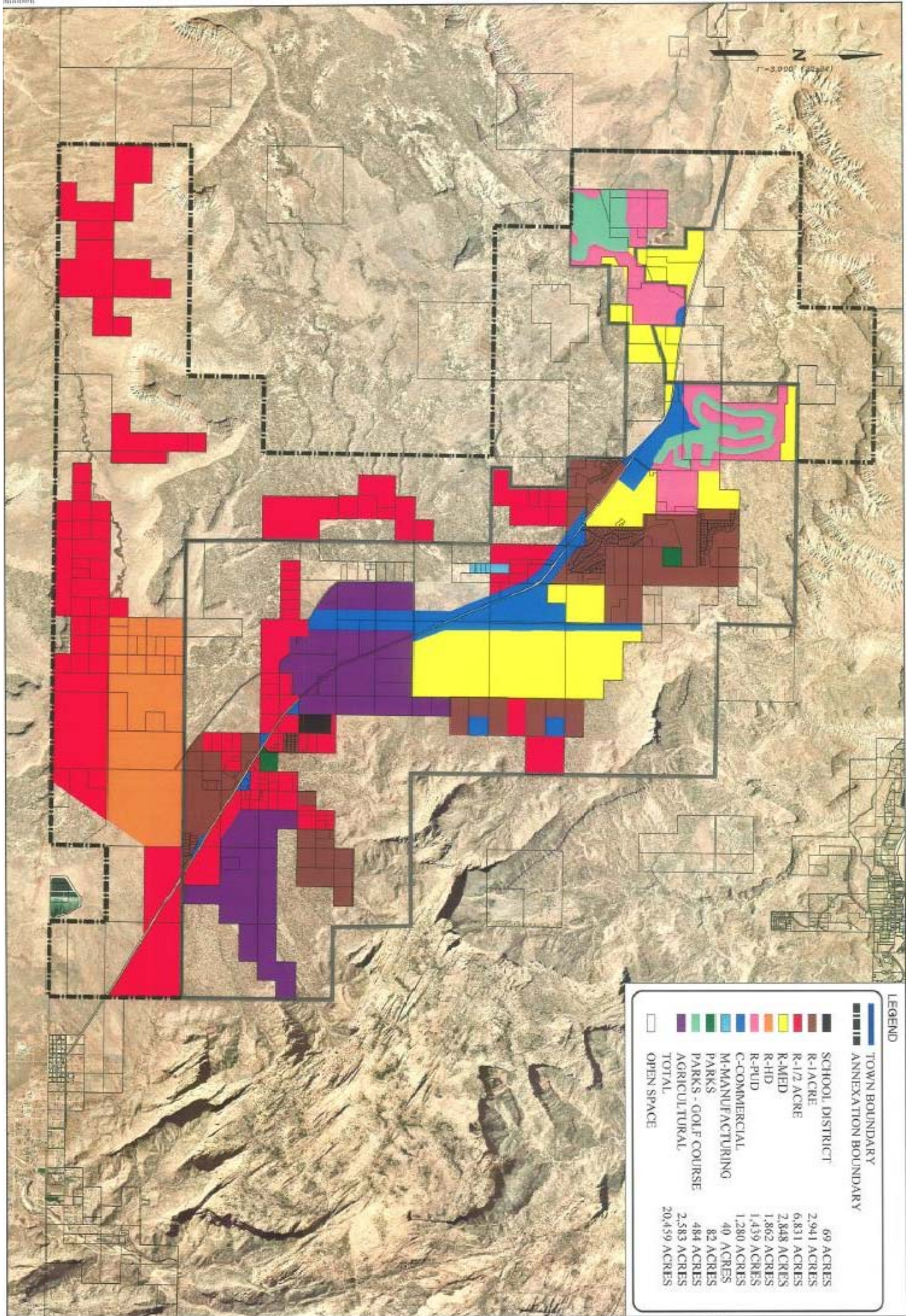
CERTIFICATE OF POSTING: I, Michelle Kinney, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this notice was posted on the Utah Public Notice website at <http://pmn.utah.gov> and the Town Website at www.applevalleyut.gov on the **10th day of June, 2019**.

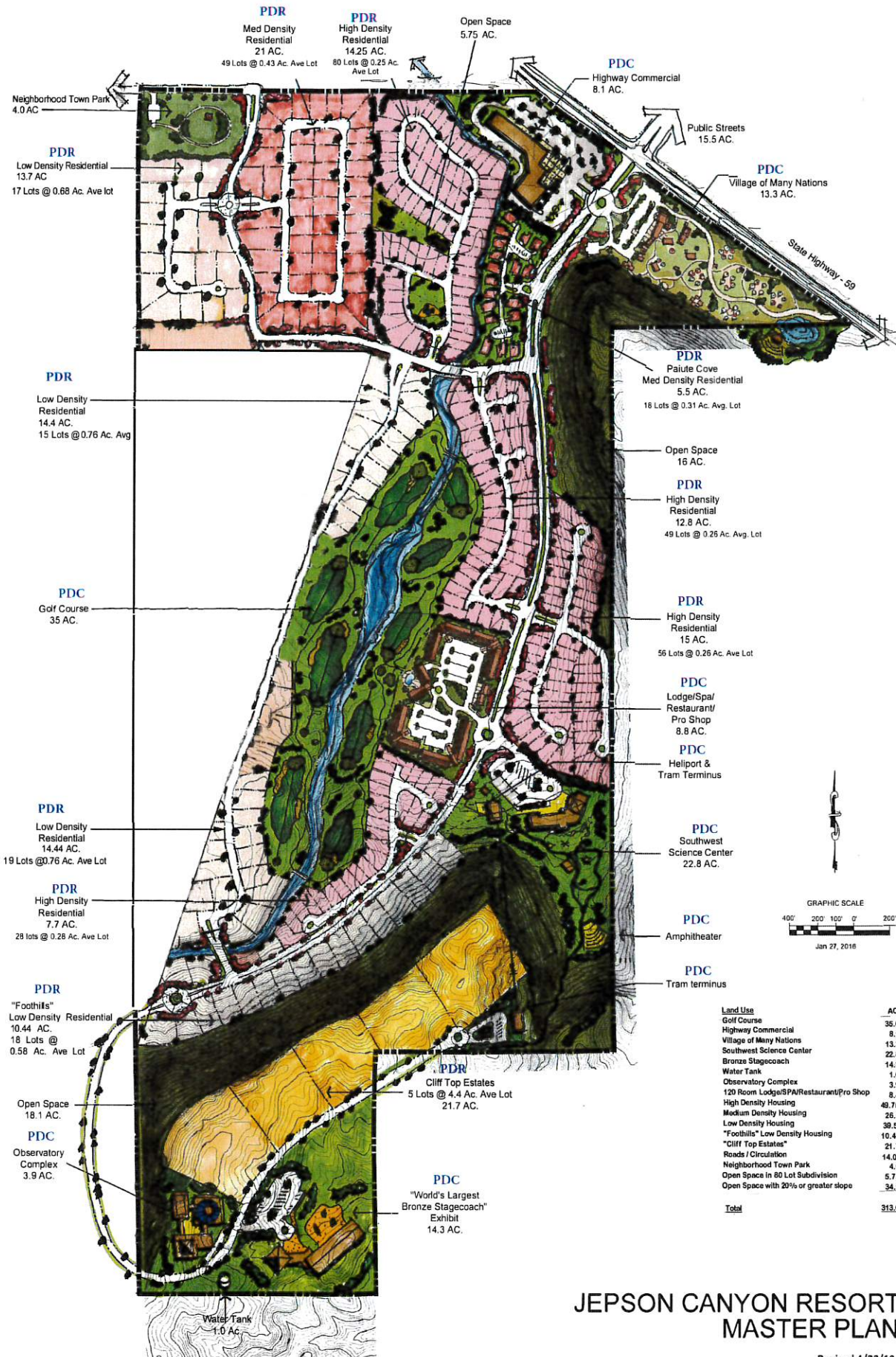
Dated this 10th day of June, 2019

Michelle Kinney, Recorder
Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS. MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should notify Michelle Kinney at 435-877-1190.





JEPSON CANYON RESORT MASTER PLAN

Revised 4/22/19

Exhibit B

Little Creek Land Company, LLC / Jepson Canyon Resort Development Company, LLC

List of parcels to be rezoned

AV-1337-A-1-A-1-A

AV-1340

AV-1341

AV-1347

AV-1352

AV-1353

AV-1338-A-1

AV-1338-A-2

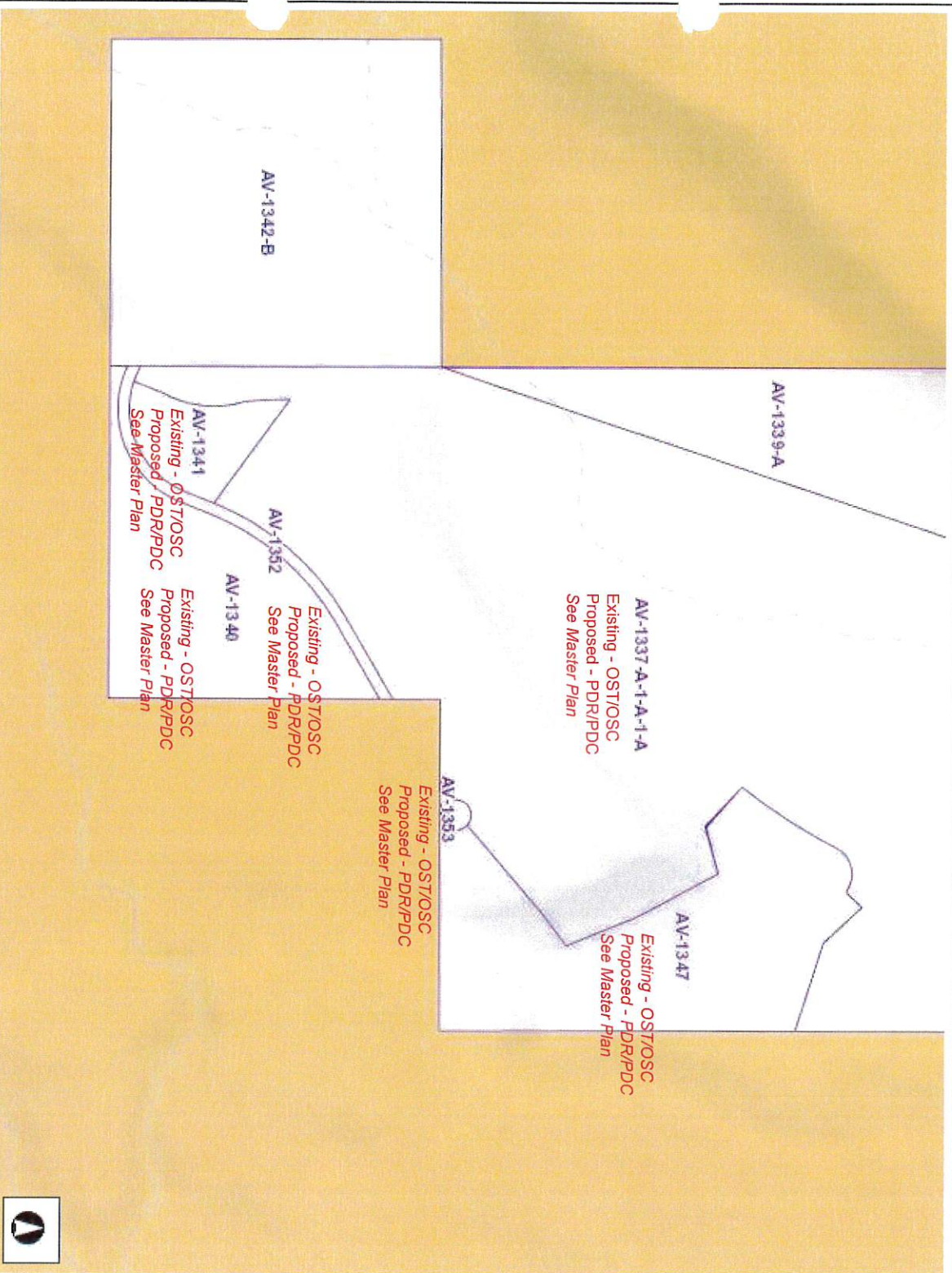


- ## Notes

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

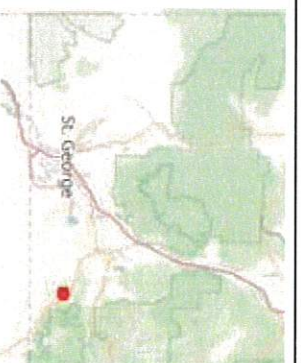


Exhibit B- Page 2 - Property map showing existing and proposed zoning classifications



WGS_1984_Web_Mercator_Auxiliary_Sphere

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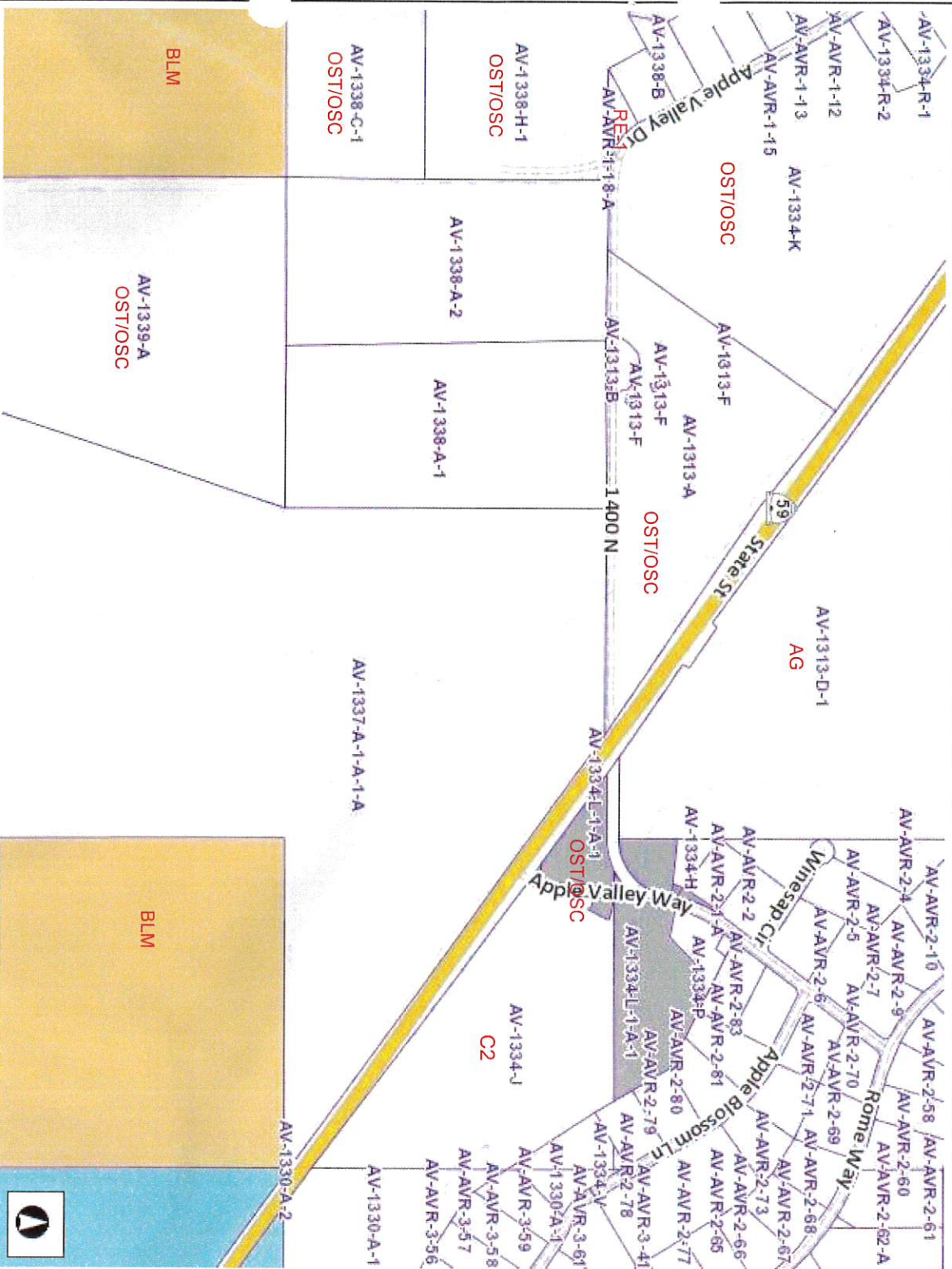
Legend

- ☐ Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shiwiwi Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

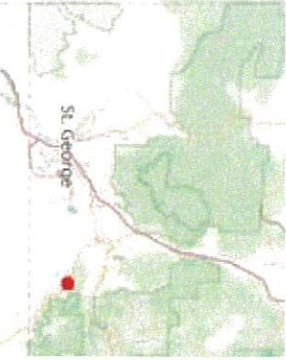


Exhibit C- All abutting properties showing present zoning classifications



WGS_1984_Web_Mercator_Auxiliary_Sphere

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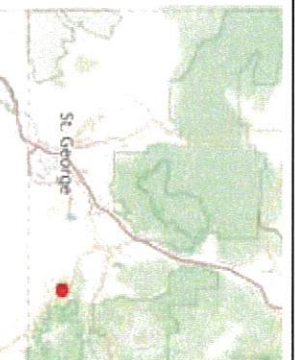
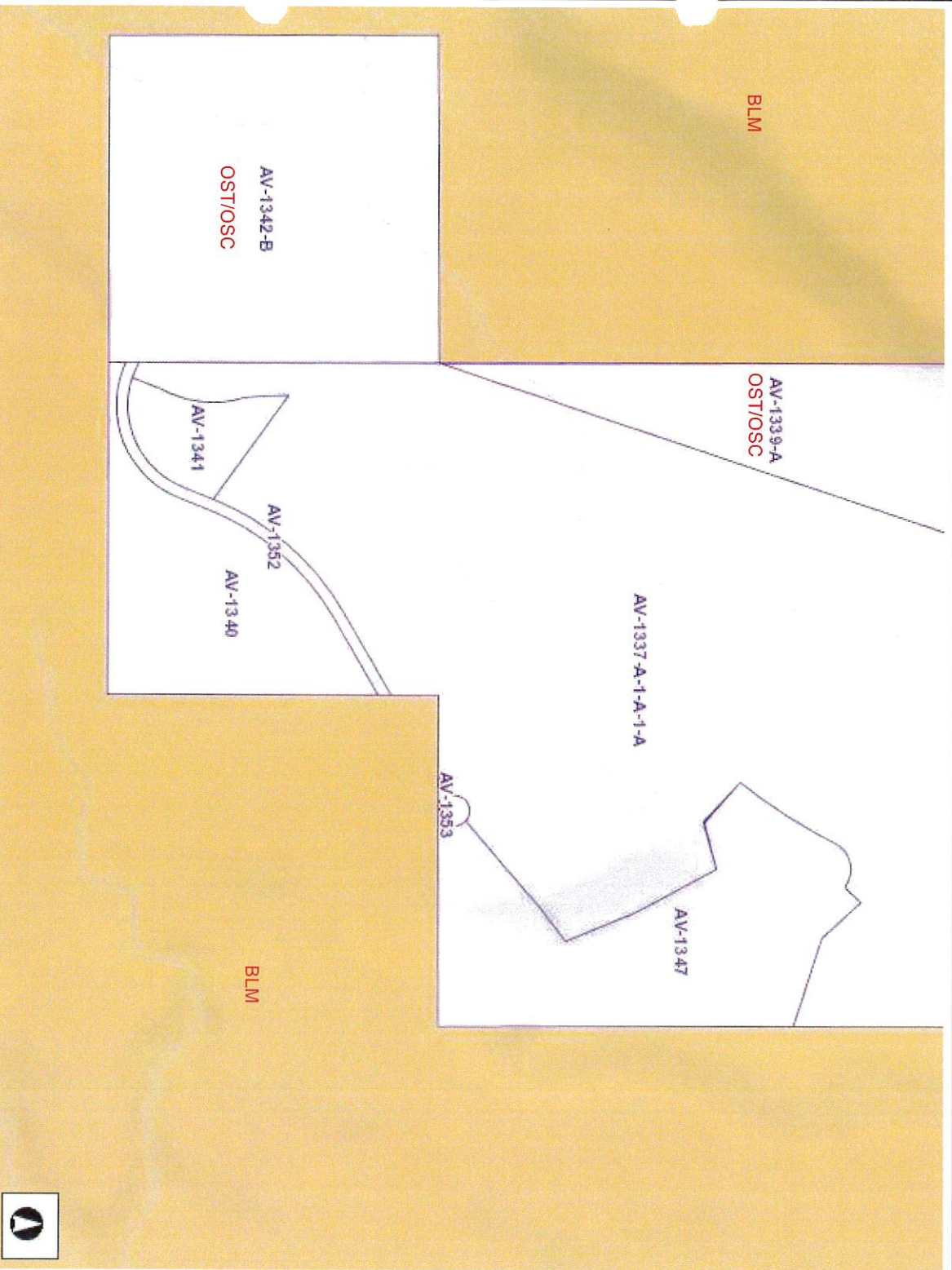
Legend

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Notes



Exhibit C - Page 2 - All abutting properties showing present zoning classifications



Legend

☐ Parcels

Ownership

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- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wide
- National Park Service
- Shiwiits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
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Notes

1,504.7 0 752.33 1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

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Item Attachment Documents:

D. Meeting Minutes for April 10, 2019

OPENING

Chairperson Browning brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Browning
Co-Chairperson Prentice
Commissioner Fralish
Commissioner Jorgensen
Commissioner Kuehne arrived at 6:02

Town Recorder Michelle Kinney

WORKSHOP:

A. 10.25.240 Garage and Accessory Building Restrictions

This is actually 10.28.240

The Mayor and Commission discuss the pros and cons of the current code and what they feel would be the best way to update this code. Commissioner Jorgensen and Chairperson Browning like the 125% or 150% if it fits with the architecture of the home.

Margie Ososki shares that she also looked into the garages that the mayor asked the Commission to look at and those are all controlled by an architectural review committee and CCR's.

Bruce Hubrecht- Mentions that it may be more of a code enforcement issue about junk than it is about the size of the garage.

Commissioner Kuehne mentions that we are trying to write code that is one size fits all but yet we have a lot of diversity on home style and lot size. He suggests a conditional use permit or some type of variance.

Commissioner Prentice mentions we already have set backs to restrict size on these as well.

Margie Ososki mentions many places don't want to enforce things anymore, so they have the CCR's and home owners association.

Jerry Jorgensen- Mentions the place in Gooseberry is an industrial grade building. He suggests a rule not allowing any industrial grade buildings.

Debbie Kopp- Could we have limits based on the size of the lot.

Tish Lisonbee- She would like to consider people moving in who have more than 2 cars plus ATV's and toys. She points out how much space you might need for all of this for a family with more than one child.

Margie talks about when the Garage is turned into living space and then they have all of their stuff sitting outside anyway.

The Mayor talks about the process for a variance. We would have to have the appeal authority come in and see if it would make sense.

Commissioner Kuehne talks about a conditional use permit.

Paul Edwardsen- Most of the time if you want to build something that doesn't meet code people will jump through the hoops if they think it is what is best for the property.

Commissioner Fralish mentions taking out number 2 completely.

Chairman Browning talks about making a chart with formulas for each size lot and strike number 2

Change foot print to square footage on the entire document.

The Commission discusses the possibility of putting garages and accessory buildings within the front yard but not within the front yard setback. They discuss if they should allow sheds and other accessory buildings in this area.

Margie Ososki mentions shipping containers and Conex units. Rich Ososki mentions how a Conex can be made to look better with siding.
Changes are as marked on the recorders copy of the packet

B. General Map Changes; Bubbling Wells Area

We are looking at changing this entire area to no less than 5 acre lots.

MOTION:	Chairperson Browning moves to table items B and C.
SECOND:	Commissioner Jorgensen
VOTE:	Chairperson Browning called for a vote:
	Commissioner Kuehne— Aye
	Chairperson Browning — Aye
	Co-Chairperson Prentice- Aye
	Commissioner Fralish- Aye
	Commissioner Jorgensen- Aye

The vote was unanimous and the motion carried

C. General Map Legend Definitions

APPROVAL OF MINUTES:

D. Approval of Minutes for January 23, 2019
Approval of Minutes for February 13, 2019
Approval of Minutes for February 27, 2019

Changes to the name Pam Quayle for misspelling

MOTION: Chairperson Browning moves to approve the minutes for January 23rd, February 13th, and February 27th for 2019.

SECOND: Commissioner Prentice

VOTE: Chairperson Browning called for a vote:

Chairperson Browning–	Aye
Commissioner Prentice–	Aye
Commissioner Fralish–	Abstain
Commissioner Kuehne–	Aye
Commissioner Jorgensen–	Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Prentice motions to adjourn

SECOND: Commissioner Fralish

VOTE: Chairperson Browning called for a vote:

Commissioner Kuehne–	Aye
Chairperson Browning –	Aye
Co-Chairperson Prentice -	Aye
Commissioner Fralish–	Aye
Commissioner Jorgensen–	Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:33 pm.

Date approved: _____

Chairperson Browning

ATTEST BY: _____
Michelle Kinney, Recorder